

For the 2024 tax season, the Town of Hurley has undertaken a Systematic Assessment Review process, in order to bring property values up to current standards and to maintain the state derived Equalization rate of 100% (full market value). The town has not had a reassessment project since 2013. Therefore, there inequity is built. This means the gap between the assessed value and market value is getting bigger, which directly impacts tax rates. We do not want the drastic sale prices we have seen continue to see burden the longtime residents of Hurley.

This does NOT result in an increase in overall Town, School, and County budgets. As the assessments in the community increase and are brought up to a 100% value, the tax rates similarly decrease. If one were to consider school, town, and county budgets as a pie, a systematic assessment review does not increase the size of the pie, merely, it just changes each property's piece of it.

Once again, this does NOT mean everyone who sees an assessment increase will see an increase in taxes. In fact, many properties will experience no noticeable change in tax liability, or even, a decrease in taxable liabilities. The notices sent give a hypothetical estimate whether you can expect an increase or decrease in taxes.

The state advises municipalities should be assessing at a 100% Equalization rate. The Equalization rate determines the amount of the tax levy that the municipality is disbursed. For example, if the municipality shares a school district with other surrounding municipalities and their Equalization rate is lower than the others, they are disbursed more of the tax levy resulting in tax rate increases. Below is a comparison from NYS Office of Real Property showing the direct impact of the Equalization rate on the tax levy:

	Town A	Town B
Assessed value (AV) of each town	\$10 million	\$10 million
Equalization rate of each town	33.33	50.00
Market value of each town	\$30 million	\$20 million
Market value of school district AB = \$50 million		
Percent of market value (and, therefore, percent of levy) for each town	60%	40%
Tax levy to be raised from each town	\$600,000	\$400,000
Tax rate for each town (tax levy÷assessed value) x 1000	\$60 per \$1000 AV	\$40 per \$1000 AV

All property owners have multiple opportunities to challenge these assessments, should they wish to do so. An informal request form can be filled out and filed with the Assessor's office. The form can be emailed to the assessor, mailed in or dropped off to the Assessor's office Monday – Thursday from **March 4th through April 4th in 2024**. Please provide as much proof as possible. For example, if you are disputing the 2024 Assessment value due to condition, please provide photos. Please call the Assessor's Office for further information at 845-331-7474 ext. 4

After that, regardless of whether an informal request was made, a Board of Assessment Review request can be made in the month of May, with **"grievance day" being the 4th Tuesday of May**, every single year. This year grievance day will be held on **May 28th, 2024. Hours will be 2pm-4pm and 6pm-8pm.**

Respectfully,
Brittany Santarelli
Assessor
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